HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
British Columbia

CANADA MORTGAGE AND HOUSING CORPORATION

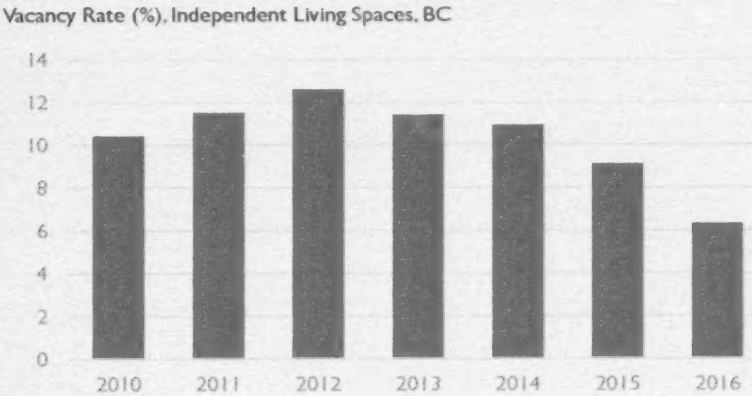
Date Released: 2016

Highlights

- The overall vacancy rate for a standard space[1] in senior's residences homes across British Columbia was 6.3 per cent in 2016, compared to 9.1 per cent in 2015.
- Demand for seniors' housing was mainly supported by an increase in the seniors' population, and in some areas, a strong resale market which made it easier for seniors to sell their homes and move into independent living facilities.
- Rising demand and operating costs increased the monthly rents for an independent living space in the province by 3.1 per cent.

Figure 1

Vacancy Rates for Independent Living Spaces Decline in BC for the Fourth Consecutive Year



Source: CMHC Seniors' Housing Survey

[1] Independent living space or unit.

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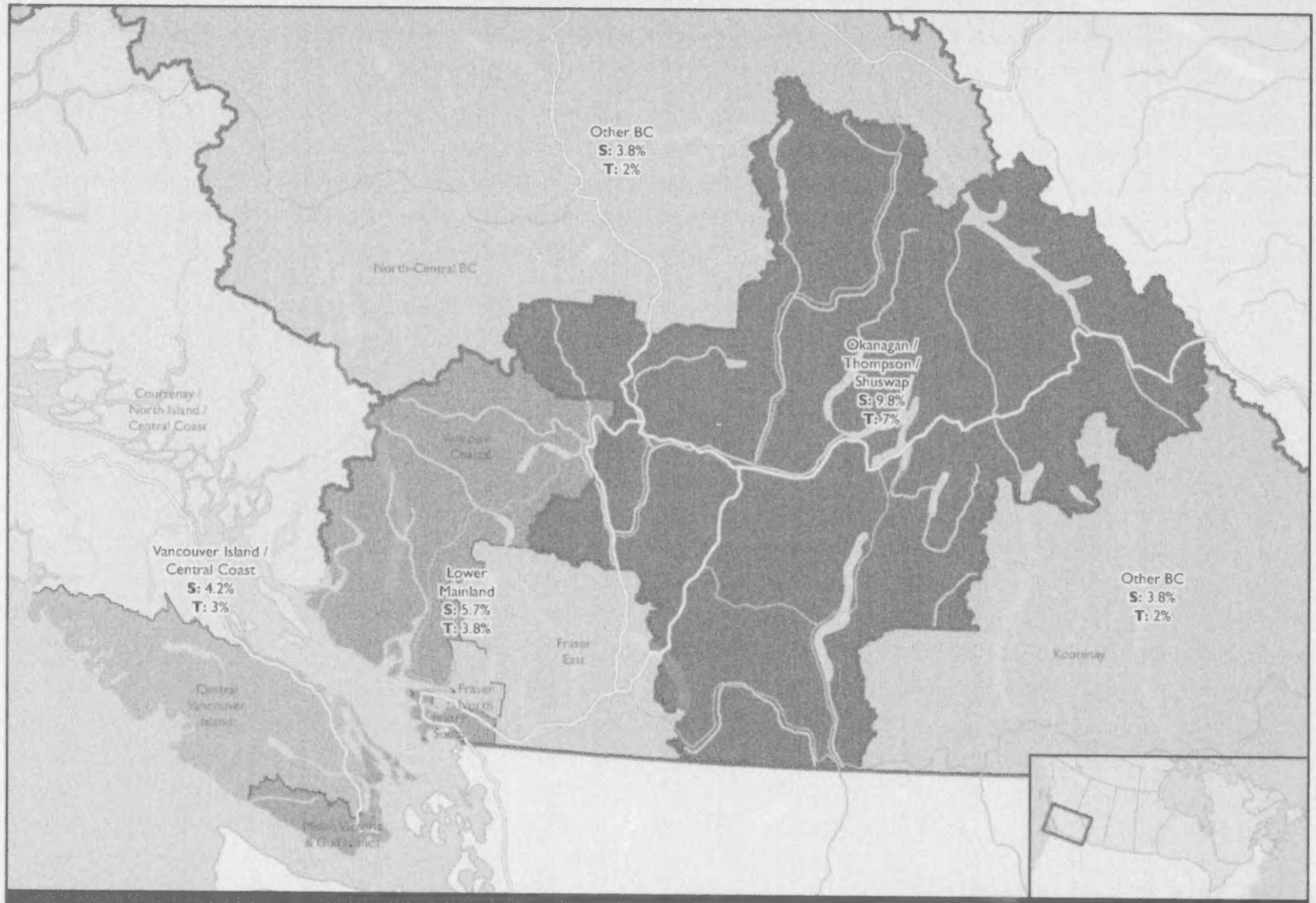
Other BC
S: 3.8%
T: 2%
North-Central BC
Okanagan / Thompson / Shuswap
S: 9.8%
T: 7%
Courtenay / North Island / Central Coast
Vancouver Island / Central Coast
S: 4.2%
T: 3%
Lower Mainland
S: 5.7%
T: 3.8%
Fraser East
Fraser North
Central Vancouver Island
Other BC
S: 3.8%
T: 2%
Kootenay
British Columbia Vacancy Rate of Standard and Total (Universe) Spaces
Province Total
S: 6.3%
T: 4.2%
S: Standard Spaces
T: Total Spaces (Universe)
Number of Structures
9
10 - 27
28 - 32
33 - 45
46 - 88
0
50
100 km

Vacancy Rates

Higher Demand for Independent Living Suites

According to the results from Canada Mortgage and Housing Corporation's (CMHC) 2016 Seniors' Housing Survey, the vacancy rate for independent living spaces in British Columbia decreased from 9.1 per cent in 2015 to 6.3 per cent in 2016.[2] This year's survey marks the fourth consecutive year that vacancy rates have moved lower in the province (see Figure 1). An increase in overall demand, driven by a growing seniors' population (age 75+), outpaced the increase of new independent living facilities in the province. Further in some areas, a strong resale market has made it easier for seniors to sell and move out of their homes and into independent living residences.

The 2016 vacancy rate for each bedroom type (bachelor, one-bedroom and two-bedroom was identical, at 6.3 per cent. In the previous survey, the vacancy rate was highest for one-bedroom spaces and lowest for two-bedroom spaces. The smoothing of vacancy rates across bedroom types in 2016 suggests that demand for each bedroom type was evenly shared with residents. Vacancy rates declined from the previous year for all bedroom types, with one-bedroom spaces recording the largest decline at 3.1 per cent, followed by bachelor spaces which declined 2.6 per cent.

The vacancy rate for independent living spaces declined for all rent ranges. Compared to last year's survey, overall vacancy rates declined more for spaces that charged at least $2,400 per month. The largest vacancy rate decline was for spaces that rented for $5,000 and more, dropping from 14.2 per cent in 2015 to 3.1 per cent in 2016. One reason for the decline could be that higher home prices were realized by owners in centres in the Vancouver Coastal area and near Vancouver City in 2015.[3] Sellers' market conditions and rising resale home prices may have provided more opportunity for seniors to sell at high prices. Retirees may be taking equity gains from the sale of their homes and applying those gains into seniors housing.

Within the province's four regions, the Lower Mainland recorded the largest year-over year total vacancy rate decline for independent living spaces, from 9.8 per cent in 2015 to 5.7 per cent in 2016. Almost all centres in the Lower Mainland recorded a decline in vacancy rates for independent living spaces, with the Tri-Cities (Coquitlam, Port Coquitlam and Port Moody) recording the largest year-over-year difference at 10.4 per cent, followed by Surrey/Delta at 9.4 per cent. The decline in the vacancy rate for these centres can be attributed to a small increase in supply of new or renovated independent living spaces relative to demand. Also, residents may have been attracted to the rent levels in these two centres, which are in the low to middle range compared to other centres in the Lower Mainland.

Demand picked up for independent living spaces in the Vancouver Island/ Central Coast, with the vacancy rate moving down to 4.2 per cent from 7.5 per cent a year earlier. Central Vancouver Island had the lowest vacancy rate of the three major centres that make-up the region as more seniors moved to centres such as Duncan/Cowichan and Nanaimo, driven partly by lower rents compared to other parts of the island. Central and Southern Vancouver Island has traditionally been considered a retirement destination, as reflected in the higher proportion of seniors in the population compared to other areas in the province.[4]

The vacancy rate in 2016 declined modestly compared to 2015 in the Okanagan/Thompson/Shuswap region. Despite the modest decline, the region recorded the highest vacancy rate among the province's four regions at 9.8 per cent. The modest decline in the vacancy rate can be attributed to an 11 per cent growth (462 units) of independent living spaces in the region, which outpaced an increase in demand. South Okanagan and Thompson/Shuswap were the only two centres in the province that recorded a vacancy rate higher than ten per cent in 2016.

The Other BC region recorded the lowest vacancy rate of the four regions in the province, at 3.6 per cent. This region covers mostly the northern and Kootenay regions in British Columbia. Demographically, the Kootenays have some of the highest proportions of seniors in the province due to out-migration of people in the younger age cohorts. Total population from the centres in Other BC declined by one per cent between last year and this year.

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[2] The Seniors' Survey was conducted in February and March in 2016.

[3] Based on rent levels from Table 3.1, facilities with the highest rents are located in centres in Vancouver Coastal

[4] BC Stats P.E.O.P.L.E. 2015 by health service delivery area. Central and South Vancouver Island rank 2 (10.3 per cent) and 3 (9.3 per cent) respectively in the proportion of population over the age of 75.

Increased Demand for Heavy Care Spaces

The vacancy rate for heavy care spaces in the province lowered in 2016, moving from 1.8 per cent in 2015 to 1.3 per cent (see Table 1.3). Vacancy rates for market heavy care spaces moved down from 8.4 per cent in 2015 to 7.2 per cent in 2016, while the vacancy rate for non-market heavy care spaces went to zero (see Figure 2). The demand for non-market heavy care spaces remains high due to the high costs associated of living in these spaces, which cater to seniors with health challenges and require more complex types of care than provided in an independent living residence. However, demand for market units in heavy care spaces increased as some seniors were more able or willing to pay higher costs on a temporary basis to live in a facility, while being on a waitlist to have a publicly-funded unit in the same facility.

Rents for heavy care spaces increased in the province from $6,011 in 2015 to $6,214 in 2016, with rents moving up in three of the four regions. Although operating expenses can fluctuate over time due to inflation and economies of scale, the major factor that contributes to heavy care rents is the type of care being provided to seniors.[5] For this reason, overall rents for heavy care spaces are higher on average than rents for independent living spaces.

Figure 2. Vacancy Rates (%) of Heavy Care Spaces, Market and Non-Market

	Market		Non-Market	
	2015	2016	2015	2016
Lower Mainland	5.9	7.4	0.4	0.0
Vancouver Island	12.9	6.2	0.1	**
Okanagan/Thompson/Shuswap	12.8	7.8	**	0.0
Other BC	**	**	**	**
British Columbia	8.4	7.2	0.2	0.0

** Suppressed for confidentiality/statistical reliability

Seniors Pay Higher Rents to Live in Independent Living Spaces

In Figure 3, the same-sample rent per cent change for independent living spaces was 3.1 per cent in the province.[6] All four regions recorded an increase in the same-sample rent per cent change, but the results varied across the province, with the highest increase recorded in the Okanagan/Thompson/Shuswap region at 4.2 per cent and the lowest increase in Other BC at 0.4 per cent. Total average rent for independent living spaces for the province was $2,965 in 2016, compared to $2,868 in 2015.

The Lower Mainland recorded the highest rent level in the province due partly to higher capital costs (land values) as well as higher operating costs (labour) than other regions.[7] Demand based on location has also contributed to higher rents. Many residents wish to live in certain locations for a variety of reasons, such as remaining in or near their previous residence, or being near family and friends (peer groups),

Figure 3. Same-Sample Rent Per Cent Change by Bedroom Type For Independent Living Spaces

	Bachelor/ Studio	One Bedroom	Two Bedroom	Total
Lower Mainland	5.0	4.4	2.7	3.9
Vancouver Island	-0.4	2.5	-0.8	1.1
Okanagan/Thompson/Shuswap	2.4	4.3	5.4	4.2
Other BC	4.9	-0.2	-1.6	0.4
British Columbia	3.2	3.7	2.4	3.1

[5] Examples of inflation can be labour or material costs over time. Economies of scale can lower costs, especially if the facility is fairly large and providing the same services to a number of seniors.

[6] The same-sample rent per cent change is a result of the same residences surveyed during two consecutive years. This method is a preferred measure instead of comparing the current average rent against the previous year's average rent because the current rent will include new structures and newly renovated spaces, which can skew rent results.

[7] Weekly earnings are higher on average in the Vancouver CMA compared to other CMA's in the BC.

medical facilities or local amenities, if they are mobile. Overall, total average rents between the four regions varied by more than $1,000.

Many residents wish to live in certain locations for a variety of reasons, such as remaining in or near their previous residence, or being near family and friends (peer groups), medical facilities or local amenities, if they are mobile. Overall, total average rents between the four regions varied by more than $1,000.

Another factor that impacts rent levels are the types of services and amenities that residents pay for, or that are available in different residences. In Table 2.4, a higher proportion of residents in the Lower Mainland have onsite medical services and a registered nurse. In the Lower Mainland and in the Okanagan/ Thompson/Shuswap region, over 50 per cent are paying for three meals a day. In Table 2.5, a higher percentage of facilities in the Lower Mainland offer in-house amenities such as a movie theatre, exercise room and a hot tub. All these extra amenities represent additional operating expenses for the residence owner and can be a factor contributing to higher rent levels.

Independent Living Spaces Grow Modestly over 2015 Levels.

The survey universe for total spaces in British Columbia grew modestly to 30,605 spaces in 2016 compared to 30,194 spaces in 2015. These spaces include non-market units and residences that have both independent living spaces and heavy care spaces.[8] The overall mix of units has fluctuated as over one thousand spaces that were classified as unknown last year have moved mostly into independent living spaces.[9] The number of heavy care spaces in independent living residences declined by 431 units between last year and this year, to 6,623 units.

Each of the four regions recorded marginal differences in the total number of spaces compared to last year. The Okanagan/Thompson/ Shuswap regions recorded the highest increase in total spaces at four per cent (267 spaces), while Vancouver Island/ Central Coast recorded a one per cent decline (43 spaces). The Okanagan/ Thompson/Shuswap and Vancouver Island/Central Coast added the most independent living spaces in the region at 462 spaces and 460 spaces, respectively. Included in the independent living spaces are units that are registered with the province as assisted living (see Table O4). Assisted living spaces allow owners of facilities flexibility in providing additional care to those residents that need some assistance but do not need heavy care. The number of assisted living spaces in non-profit residences grew from 3,367 spaces in 2015 to 3,475 spaces in 2016, while these spaces in residences for profit grew from 3,257 to 3,481 in the same period.

The total number of spaces, which include facilities that have 100 per cent heavy care, increased by 3.1 per cent to 52,669 spaces in 2016. The increase is mostly due to new facilities that are 100 per cent heavy care.[10] All four regions recorded an increase in the number of heavy care spaces with Vancouver Island/Central Coast having the largest percentage increase of 10.7 per cent. The increase in heavy care spaces on Vancouver Island is mainly in response to increased demand, particularly since the region recorded a decline in these spaces between 2014 and 2015.

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[8] Residences that have both independent living spaces and heavy care spaces are called "campus of care".

[9] Survey response could not identify last year the bedroom type and thus classified as unknown.

[10] Calculated by taking the difference from the total in Table O3.1 and Table 2.1

Spotlight on...

Future Demand for Senior's Housing Using the Capture Rate

The demand for seniors' housing has been on the rise, with 2016 marking the fourth consecutive year that the vacancy rate has moved lower. A growing seniors' population has contributed to this demand, which is expected to increase as the baby boomers[11] age. This spotlight looks at the expected demand for senior's housing in the future based on population trends and projections.

One tool that can be used to forecast demand for seniors' facilities is the capture rate (see Table 1.4). The capture rate is the proportion of people over the age of 75 living in residences that are included in CMHC's seniors' housing survey compared to the general population in the same age group. Applying the capture rate to forecasts of population generates one estimate of potential demand for seniors' residences[12]. Figure 4 gives ranges for the projected number of potential residents over the next 10 and 20 years for the four major areas covered in the Seniors report, and for British Columbia overall. These ranges are based on the low and high capture rates observed in these areas during the last five years and applied to the projected 75+ population.[13]

Figure 4: Potential Senior Residents (Over the Age of 75)

	Residents	Potential Residents			
	2016	2026		2036	
		Low	High	Low	High
Lower Mainland	14,763	20,600	23,300	30,100	34,200
Vancouver Island	7,339	11,200	12,400	15,200	16,900
Okanagan/Thompson/ Shuswap	6,787	8,500	9,700	11,200	12,800
Other BC	2,340	3,700	3,900	5,200	5,600
British Columbia	31,228	45,700	49,000	64,800	69,500

* Population estimates and projects are from BC Stats P.E.O.P.L.E. 2015 while the capture rate and projections are CMHC calculations.

The potential number of residents who will live in seniors' housing is expected to more than double in the province by 2036 based on growth in the 75+ population, and a constant capture rate.[14] Within the local health areas and regional districts, the potential increase in the number of residents is mixed, with some areas forecast to have significant increases while others are not. With the increase in the population over the age of 75, more senior housing facilities will likely be needed. However, predicting demand for the various types of seniors' units, such as two-bedroom independent living units or units with heavy care services, is difficult. Some insights can be gained from Table 05, which shows that the majority of people living in seniors residences live alone and one-quarter require heavy care.

There are a number of caveats to forecasting the number of potential senior residents. Factors which could influence the capture rate includes lifestyle changes, longer life spans or advances in homecare services which may help people to age in place . However, based on the demographics and the high birthrates between 1946 and 1964, the population above the age 75 is expected to grow significantly, impacting the senior's housing industry.

[11] Baby boomers are people born during the post-World War II baby boom, between the years 1946 and 1964.

[12] This approach assumes that the capture rate remains relatively constant over time.

[13] The overall capture rate for the province has been consistent for the last five years, with the spread between high and low estimated at 0.6 per cent. The spreads become greater when the geography moves into smaller regional districts and local health areas.

[14] Comparison of the current year against the low end of the range in 2036.

Primary Geography	Intermediate Geography	Regional Districts	CAs/CMAs
Lower Mainland	Fraser East	Fraser Valley Regional District	Abbotsford CMA Chilliwack CA
	Fraser North	part of Greater Vancouver Regional District	part of Vancouver CMA, including Burnaby, New Westminster, Coquitlam, Port Moody, Maple Ridge, Pitt Meadows
	Fraser South	part of Greater Vancouver Regional District	part of Vancouver CMA, including Langley, Surrey, White Rock, Delta
	Vancouver Coastal	part of Greater Vancouver Regional District Sunshine Coast Regional District Squamish Lillooet Regional District	part of Vancouver CMA, including Vancouver City, Richmond, North Vancouver, West Vancouver, Bowen Island, Lion's Bay, Belcarra, Anmore, GRVD RDA "A" Squamish CA
Vancouver Island/ Central Coast	Metro Victoria & Gulf Islands	Capital Regional District	Victoria CMA
	Central Vancouver island	Nanaimo Regional District Alberni-Clayoquot Regional District Cowichan Valley Regional District	Nanaimo CA Parksville CA Port Alberni CA Duncan CA
	Courtenay / North Island & Central Coast	Comox Valley Regional District Strathcona Regional District Mount Waddington Regional District Powell River Regional District Central Coast Regional District	Courtenay CA Campbell River CA Powell River CA
Okanagan/Thompson / Shuswap	Central Okanagan	Central Okanagan Regional District	Kelowna CMA
	North Okanagan	North Okanagan Regional District	Vernon CA
	South Okanagan	Okanagan-Similkameen Regional District	Penticton CA
	Thompson/Shuswap	Columbia-Shuswap Regional District Thompson-Nicola Regional District	Salmon Arm Kamloops CA
Other BC	Kootenay	East Kootenay Regional District Central Kootenay Regional District Kootenay Boundary Regional District	Cranbrook CA
	North-Central BC	Peace River Regional District Northern Rockies Regional District Bulkley-Nechako Regional District Stikine Regional District Kitimat-Stikine Regional District Skeena-Queen Charlotte Regional District Cariboo Regional District Fraser-Fort George Regional District	Dawson Creek CA Fort St John CA Terrace CA Kitimat CA Prince Rupert CA Williams Lake CA Quesnel CA Prince George CA

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1.1 Vacancy Rates (%) of Independent Living Spaces[1] by Unit Type
British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom		Total	
	2015	2016	2015	2016	2015	2016	2015	2016
Lower Mainland	10.3	4.7	9.9	6.1	8.5	5.1	9.8	5.7
Fraser East	9.6	9.6	8.5	3.6	9.5	8.6	8.9	5.5
Abbotsford/Mission	**	**	6.6	2.7	5.8	5.0	7.4	5.2
Chilliwack/Hope/Agassiz	6.5	2.9	11.9	5.3	13.4	12.5	10.6	6.0
Fraser North	6.6	4.4	8.4	4.4	7.2	2.6	7.9	4.2
Burnaby	5.6	9.4	7.7	9.1	**	**	7.2	9.1
Coq/PtCoq/PtMoody	4.3	0.0	15.1	2.2	10.7	3.6	12.2	1.8
Maple Ridge/Pitt Meadows	**	1.1	3.5	1.9	4.3	0.0	5.7	1.6
New Westminster	**	**	**	**	**	**	**	**
Fraser South	17.5	4.7	10.4	7.1	9.3	4.0	11.7	6.2
Langley	5.7	2.9	12.8	9.1	7.9	8.5	11.2	8.3
Surrey/Delta	21.5	5.3	10.0	4.8	7.1	0.0	13.7	4.3
White Rock/S. Surrey	16.8	4.5	8.4	6.9	13.4	3.0	10.1	6.0
Vancouver Coastal	6.3	3.2	11.4	7.9	7.4	4.8	9.7	6.4
Vancouver	7.0	3.8	15.3	11.7	10.3	10.3	12.1	9.1
Richmond	**	**	**	**	**	**	0.0	0.0
North/West Vancouver	5.2	3.1	9.2	3.6	7.5	1.4	8.4	3.0
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	10.3	5.1	6.7	3.6	7.4	5.6	7.5	4.2
Metro Victoria & Gulf Islands	11.5	4.0	6.7	3.9	7.6	4.6	7.6	4.0
Saanich, Penninsula & Gulf Islands	12.4	4.6	8.2	3.8	9.4	2.9	9.1	3.8
Victoria / Esq. /Oak Bay / V. Royal	12.1	3.4	6.5	4.3	6.1	7.0	7.7	4.5
West Shore	**	**	**	**	**	**	**	**
Central Vancouver Island	5.7	5.3	7.6	3.0	6.6	1.8	7.1	3.4
Duncan/Cowichan	4.1	2.5	13.5	6.9	**	**	9.0	5.4
Parksville/Qualicum	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	7.7	7.9	7.2	1.7	9.3	0.9	7.5	2.8
Courtenay/ North Island/ Central Coast	25.4	10.0	**	**	**	**	8.9	7.6
Okanagan/ Thompson/ Shuswap	5.7	9.5	12.0	10.0	9.0	9.6	10.1	9.8
Central Okanagan	9.1	8.4	7.4	7.5	6.0	10.4	7.5	8.0
North Okanagan	1.0	5.4	10.7	7.7	2.4	2.4	5.5	5.9
South Okanagan	12.8	14.3	15.6	17.9	5.7	10.7	13.9	16.3
Thompson/ Shuswap	4.2	12.9	18.7	9.4	17.9	12.1	14.9	10.7
Other BC	6.0	9.2	5.2	2.7	2.1	2.0	4.8	3.8
British Columbia	**8.9**	**6.3**	**9.4**	**6.3**	**8.0**	**6.3**	**9.1**	**6.3**

[1] Nationally these are referred to as Standard Spaces

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - :A zero count or no Universe

1.2 Vacancy Rates (%) of Independent Living Spaces[1] by Rent Range ($)
British Columbia

Centre	Less than $1,900		$1,900 - $2,399		$2,400 - $2,899		$2,900 -$4,999		$5,000 and more		Total when rents are known	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
Lower Mainland	7.5	3.5	10.4	4.5	11.8	8.6	7.9	4.0	15.6	10.5	9.8	5.7
Fraser East	1.5	1.3	9.3	2.4	16.3	10.9	7.5	5.6	**	**	8.9	5.5
Abbotsford/Mission	0.5	**	6.6	**	16.9	12.2	7.1	2.6	**	**	7.4	5.2
Chilliwack/Hope/Agassiz	2.7	2.4	11.9	3.8	**	**	**	**	**	**	10.6	6.0
Fraser North	6.1	5.2	12.8	8.7	3.6	1.6	8.5	3.3	**	**	7.9	4.2
Burnaby	**	9.1	11.0	**	**	4.8	**	**	**	**	7.2	9.1
Coq/PtCoq/PtMoody	**	**	**	**	**	0.0	14.5	2.3	**	**	12.2	1.8
Maple Ridge/Pitt Meadows	**	**	**	1.6	4.3	0.7	2.8	2.2	**	**	5.7	1.6
New Westminster	**	**	**	**	**	**	**	**	**	**	**	**
Fraser South	16.4	2.2	17.5	5.5	13.3	10.2	8.7	4.7	**	5.3	11.7	6.2
Langley	**	**	7.4	0.0	10.1	10.0	13.6	7.8	**	**	11.2	8.3
Surrey/Delta	16.0	2.4	25.7	6.2	24.1	11.3	3.2	0.0	**	**	13.7	4.3
White Rock/S. Surrey	**	**	11.8	**	14.9	7.8	9.5	5.5	**	**	10.1	6.0
Vancouver Coastal	**	5.5	2.3	2.3	17.0	6.8	6.0	3.3	15.8	10.7	9.7	6.4
Vancouver	**	**	2.7	**	**	**	8.4	5.3	21.4	17.0	12.1	9.1
Richmond	**	**	**	**	**	**	**	**	**	**	0.0	0.0
North/West Vancouver	**	**	**	**	**	**	8.0	1.1	8.7	3.8	8.4	3.0
Vancouver Coastal	**	**	**	**	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	7.5	5.5	4.2	3.8	9.7	3.7	7.0	4.2	14.2	3.1	7.5	4.2
Metro Victoria & Gulf Islands	5.0	2.3	2.0	4.9	15.2	3.0	6.7	4.2	14.2	3.1	7.6	4.0
Saanich, Penninsula & Gulf Islands	**	**	1.6	**	14.1	1.7	8.7	4.3	**	**	9.1	3.8
Victoria / Esq. /Oak Bay / V. Royal	5.3	2.4	**	10.7	18.3	2.4	4.2	4.2	**	7.7	7.7	4.5
West Shore	**	**	**	**	**	**	**	**	**	**	**	**
Central Vancouver Island	9.4	6.8	0.5	0.6	6.9	4.0	8.6	1.7	**	**	7.1	3.4
Duncan/Cowichan	**	7.7	**	**	**	**	16.0	4.7	**	**	9.0	5.4
Parksville/Qualicum	**	**	**	**	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	**	**	**	**	**	**	**
Nanaimo	11.2	7.0	0.7	0.0	6.4	1.7	9.3	1.7	**	**	7.5	2.8
Courtenay/ North Island/ Central Coast	**	**	**	**	**	**	5.1	9.3	**	**	8.9	7.6
Okanagan/ Thompson/ Shuswap	9.6	9.2	11.9	16.2	9.9	7.6	8.0	6.0	**	**	10.1	9.8
Central Okanagan	10.2	11.7	6.7	13.3	7.8	4.1	5.8	7.3	**	**	7.5	8.0
North Okanagan	3.2	5.4	3.3	6.5	11.2	18.9	2.9	1.8	**	**	5.5	5.9
South Okanagan	12.7	10.8	24.6	36.0	4.4	5.5	4.4	3.5	**	**	13.9	16.3
Thompson/ Shuswap	15.3	8.9	12.6	9.3	16.6	14.7	15.3	8.9	**	**	14.9	10.7
Other BC	9.1	5.9	1.4	0.7	5.9	3.9	1.3	6.7	**	**	4.8	3.8
British Columbia	**8.4**	**5.8**	**9.2**	**8.5**	**10.2**	**7.0**	**7.6**	**4.4**	**15.4**	**9.7**	**9.1**	**6.3**

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

The following letter codes are used to indicate the reliability of the estimates:
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** : Suppressed for confidentiality/statistical reliability - :A zero count or no Universe

1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces[1] British Columbia

Centre	Vacancy Rate		Average Rent	
	2015	2016	2015	2016
Lower Mainland	1.9	1.6	6,051	6,194
Fraser East	2.8	2.8	**	5,022
Fraser North	1.6	1.7	**	**
Fraser South	1.0	0.4	5,821	6,094
Vancouver Coastal	2.3	1.8	**	**
Vancouver Island/ Central Coast	2.4	1.3	6,372	6,430
Metro Victoria & Gulf Islands	2.5	3.9	6,766	6,816
Central Vancouver Island	2.7	0.4	5,644	**
Courtenay/ North Island/ Central Coast	**	**	**	**
Okanagan/ Thompson/ Shuswap	1.8	1.1	5,165	5,982
Other BC	**	0.3	**	**
British Columbia	**1.8**	**1.3**	**6,011**	**6,214**

[1] Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - :A zero count or no Universe

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)
British Columbia

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1]	Capture Rate[2] (%)
		2015	2016				
Lower Mainland	14,439	6.5	3.8	137	14,763	199,295	7.4
Fraser East	2,424	5.7	4.0	23	2,506	22,257	11.3
Abbotsford/Mission	1,487	5.1	3.9	8	1,537	12,735	12.1
Chilliwack/Hope/Agassiz	937	6.7	4.2	15	969	9,522	10.2
Fraser North	3,039	5.8	3.3	27	3,115	39,797	7.8
Fraser South	4,609	7.3	3.8	42	4,711	49,120	9.6
Langley	1,173	9.1	6.4	11	1,202	9,782	12.3
Surrey/Delta	1,771	7.4	2.5	18	1,808	28,424	6.4
White Rock/S. Surrey	1,665	5.9	3.2	13	1,701	10,914	15.6
Vancouver Coastal	4,367	6.5	4.1	45	4,431	88,121	5.0
Vancouver Island/ Central Coast	7,105	5.2	3.0	86	7,339	76,540	9.6
Metro Victoria & Gulf Islands	3,504	5.3	3.4	45	3,664	35,298	10.4
Central Vancouver Island	2,855	4.7	2.1	32	2,897	28,161	10.3
Courtenay/ North Island/ Central Coast	746	6.5	4.4	9	778	13,081	5.9
Okanagan/ Thompson/ Shuswap	6,717	7.3	7.0	88	6,787	55,433	12.2
Central Okanagan	2,602	5.2	5.7	27	2,717	18,500	14.7
North Okanagan	1,077	4.1	4.3	15	1,131	9,007	12.6
South Okanagan	1,511	8.1	9.1	19	1,439	11,992	12.0
Thompson/ Shuswap	1,527	12.0	9.0	27	1,500	15,934	9.4
Other BC	2,344	2.7	2.0	46	2,340	30,410	7.7
British Columbia	**30,605**	**6.1**	**4.2**	**357**	**31,228**	**361,678**	**8.6**

[1] Source: Current Population Estimates, P.E.O.P.L.E. 2015, BC Statistics.

[2] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

The following letter codes are used to indicate the reliability of the estimates:
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2.1 Universe of Total Spaces by Unit Type British Columbia				
Centre	**Bachelor**	**One Bedroom**	**Two Bedroom**	**Total**
Lower Mainland	6,053	7,314	1,072	14,439
Fraser East	1,075	1,117	232	2,424
Fraser North	1,279	1,605	155	3,039
Fraser South	2,005	2,252	352	4,609
Vancouver Coastal	1,694	2,340	333	4,367
Vancouver Island/ Central Coast	2,853	3,677	575	7,105
Metro Victoria & Gulf Islands	1,097	2,084	323	3,504
Central Vancouver Island	1,469	1,219	167	2,855
Courtenay/ North Island/ Central Coast	287	374	85	746
Okanagan/ Thompson/ Shuswap	2,506	3,501	710	6,717
Central Okanagan	835	1,508	259	2,602
North Okanagan	497	455	125	1,077
South Okanagan	666	725	120	1,511
Thompson/ Shuswap	508	813	206	1,527
Other BC	1,202	982	160	2,344
British Columbia	**12,614**	**15,474**	**2,517**	**30,605**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - :A zero count or no Universe

2.2 Universe by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	6,053	7,314	1,072	14,439
Independent Living Spaces[1]	1,878	5,453	1,069	8,400
Non-Market Spaces(Independent Living)	934	1,842	3	2,779
Heavy Care Spaces	3,226	19	-	3,245
All Other Spaces	15	-	-	15
Unknown Spaces	-	-	-	-
Fraser East	1,075	1,117	232	2,424
Independent Living Spaces[1]	229	861	232	1,322
Non-Market Spaces(Independent Living)	36	256	-	292
Heavy Care Spaces	810	-	-	810
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Fraser North	1,279	1,605	155	3,039
Independent Living Spaces[1]	502	1,327	155	1,984
Non-Market Spaces(Independent Living)	188	278	-	466
Heavy Care Spaces	583	-	-	583
All Other Spaces	6	-	-	6
Unknown Spaces	-	-	-	-
Fraser South	2,005	2,252	352	4,609
Independent Living Spaces[1]	577	1,717	349	2,643
Non-Market Spaces(Independent Living)	410	516	3	929
Heavy Care Spaces	1,018	19	-	1,037
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Vancouver Coastal	1,694	2,340	333	4,367
Independent Living Spaces[1]	570	1,548	333	2,451
Non-Market Spaces(Independent Living)	300	792	-	1,092
Heavy Care Spaces	815	-	-	815
All Other Spaces	9	-	-	9
Unknown Spaces	-	-	-	-
Vancouver Island/ Central Coast	2,853	3,677	575	7,105
Independent Living Spaces[1]	795	2,777	554	4,126
Non-Market Spaces(Independent Living)	481	841	11	1,333
Heavy Care Spaces	1,572	14	-	1,586
All Other Spaces	1	-	-	1
Unknown Spaces	4	45	10	59
Metro Victoria & Gulf Islands	1,097	2,084	323	3,504
Independent Living Spaces[1]	396	1,551	308	2,255
Non-Market Spaces(Independent Living)	271	484	5	760
Heavy Care Spaces	426	4	-	430
All Other Spaces	-	-	-	-
Unknown Spaces	4	45	10	59
Central Vancouver Island	1,469	1,219	167	2,855
Independent Living Spaces[1]	319	957	163	1,439
Non-Market Spaces(Independent Living)	139	252	4	395
Heavy Care Spaces	1,010	10	-	1,020
All Other Spaces	1	-	-	1
Unknown Spaces	-	-	-	-

continued

The following letter codes are used to indicate the reliability of the estimates:
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** : Suppressed for confidentiality/statistical reliability - :A zero count or no Universe

2.2 Universe by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Courtenay/ North Island/ Central Coast	287	374	85	746
Independent Living Spaces[1]	80	269	83	432
Non-Market Spaces(Independent Living)	71	105	2	178
Heavy Care Spaces	136	-	-	136
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Okanagan/ Thompson/ Shuswap	2,506	3,501	710	6,717
Independent Living Spaces[1]	991	2,794	700	4,485
Non-Market Spaces(Independent Living)	430	707	10	1,147
Heavy Care Spaces	1,085	-	-	1,085
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Central Okanagan	835	1,508	259	2,602
Independent Living Spaces[1]	298	1,294	259	1,851
Non-Market Spaces(Independent Living)	116	214	-	330
Heavy Care Spaces	421	-	-	421
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
North Okanagan	497	455	125	1,077
Independent Living Spaces[1]	297	339	123	759
Non-Market Spaces(Independent Living)	80	116	2	198
Heavy Care Spaces	120	-	-	120
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
South Okanagan	666	725	120	1,511
Independent Living Spaces[1]	147	563	112	822
Non-Market Spaces(Independent Living)	139	162	8	309
Heavy Care Spaces	380	-	-	380
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Thompson/ Shuswap	508	813	206	1,527
Independent Living Spaces[1]	249	598	206	1,053
Non-Market Spaces(Independent Living)	95	215	-	310
Heavy Care Spaces	164	-	-	164
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Other BC	1,202	982	160	2,344
Independent Living Spaces[1]	185	638	151	974
Non-Market Spaces(Independent Living)	302	325	9	636
Heavy Care Spaces	692	15	-	707
All Other Spaces	-	-	-	-
Unknown Spaces	23	4	-	27
British Columbia	**12,614**	**15,474**	**2,517**	**30,605**
Independent Living Spaces[1]	3,849	11,662	2,474	17,985
Non-Market Spaces(Independent Living)	2,147	3,715	33	5,895
Heavy Care Spaces	6,575	48	-	6,623
All Other Spaces	16	-	-	16
Unknown Spaces	27	49	10	86

[1] Nationally these are referred to as Standard Spaces.

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2.3 Universe of Independant Living Spaces[1] by Rent Range ($)
British Columbia

Centre	Less than $1,900	$1,900 - $2,399	$2,400 - $2,899	$2,900 - $4,999	$5,000 and more
	% of Total[2]	% of Total[2]	% of Total[2]	% of Total[2]	% of Total[2]
Lower Mainland	13.0	14.2	19.7	41.8	11.3
Fraser East	23.4	21.9	30.5	24.2	**
Fraser North	22.4	13.9	12.6	50.8	0.3
Fraser South	8.7	10.3	28.9	51.3	0.7
Vancouver Coastal	4.5	14.3	9.7	33.7	37.8
Vancouver Island/ Central Coast	12.7	12.3	17.0	54.9	3.2
Metro Victoria & Gulf Islands	5.9	13.6	12.0	62.8	5.7
Central Vancouver Island	26.8	11.9	20.6	40.7	**
Courtenay/ North Island/ Central Coast	2.3	6.7	31.0	59.7	0.2
Okanagan/ Thompson/ Shuswap	18.4	26.7	30.6	24.2	0.0
Central Okanagan	13.0	24.0	39.4	23.6	**
North Okanagan	31.9	18.2	12.5	37.4	**
South Okanagan	27.0	31.4	31.1	10.5	**
Thompson/ Shuswap	11.7	33.8	27.8	26.6	0.1
Other BC	25.9	28.3	36.5	9.3	**
British Columbia	**15.0**	**17.6**	**22.7**	**38.7**	**6.0**

Figures exclude semi-private and ward units.

[1] Nationally these are referred to as Standard Spaces.

[2] % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size
British Columbia

Centre	Meals				On-Site Medical Services	On-Site Nursing Services[2]	24-hour call bell	Pharmacy
	Optional	# included in rent						
		1	2	3				
Lower Mainland	0.0	10.2	38.7	51.1	38.7	30.7	94.2	5.1
10 - 49	0.0	10.0	23.3	66.7	20.0	16.7	86.7	0.0
50 - 89	0.0	5.9	67.6	26.5	26.5	20.6	88.2	2.9
90 or more	0.0	12.3	31.5	56.2	52.1	41.1	100.0	8.2
Fraser East	0.0	13.0	26.1	60.9	60.9	30.4	87.0	13.0
10 - 49	0.0	0.0	11.1	88.9	33.3	11.1	77.8	0.0
50 - 89	**	**	**	**	**	**	**	**
90 or more	0.0	30.0	20.0	50.0	90.0	40.0	100.0	30.0
Fraser North	0.0	3.7	51.9	44.4	29.6	22.2	96.3	3.7
10 - 49	0.0	0.0	75.0	25.0	25.0	0.0	100.0	0.0
50 - 89	0.0	0.0	77.8	22.2	22.2	11.1	88.9	0.0
90 or more	0.0	7.1	28.6	64.3	35.7	35.7	100.0	7.1
Fraser South	0.0	4.8	33.3	61.9	47.6	31.0	97.6	4.8
10 - 49	0.0	10.0	0.0	90.0	20.0	20.0	90.0	0.0
50 - 89	0.0	14.3	57.1	28.6	42.9	28.6	100.0	0.0
90 or more	0.0	0.0	40.0	60.0	60.0	36.0	100.0	8.0
Vancouver Coastal	0.0	17.8	42.2	40.0	24.4	35.6	93.3	2.2
10 - 49	0.0	28.6	42.9	28.6	0.0	28.6	85.7	0.0
50 - 89	0.0	7.1	64.3	28.6	14.3	14.3	85.7	7.1
90 or more	0.0	20.8	29.2	50.0	37.5	50.0	100.0	0.0
Vancouver Island/ Central Coast	2.3	14.2	41.2	42.3	22.3	22.3	94.1	3.5
10 - 49	2.9	23.5	38.5	35.0	11.8	5.8	88.2	0.0
50 - 89	5.5	0.0	38.7	55.8	16.5	16.8	94.5	0.0
90 or more	0.0	12.3	45.4	42.4	36.2	42.4	100.0	9.1
Metro Victoria & Gulf Islands	0.0	16.0	47.7	36.3	20.3	20.4	93.2	2.3
10 - 49	0.0	23.6	58.9	17.5	11.8	0.0	82.5	0.0
50 - 89	0.0	0.0	45.1	54.9	17.9	**	100.0	0.0
90 or more	**	18.9	**	43.6	**	43.6	100.0	**
Central Vancouver Island	6.3	12.5	31.3	50.0	28.1	25.0	93.8	6.3
10 - 49	7.7	23.1	15.4	53.8	15.4	7.7	92.3	0.0
50 - 89	16.7	0.0	16.7	66.7	16.7	16.7	83.3	0.0
90 or more	0.0	7.7	53.8	38.5	46.2	46.2	100.0	15.4
Courtenay/ North Island/ Central Coast	0.0	11.1	44.4	44.4	11.1	22.2	100.0	0.0
10 - 49	0.0	25.0	25.0	50.0	0.0	25.0	100.0	0.0
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	**	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	1.1	11.4	34.1	53.4	23.9	19.3	93.2	1.1
10 - 49	0.0	5.9	35.3	58.8	20.6	5.9	88.2	2.9
50 - 89	4.8	14.3	38.1	42.9	19.0	14.3	90.5	0.0
90 or more	0.0	15.2	30.3	54.5	30.3	36.4	100.0	0.0
Other BC	0.0	27.0	56.7	16.4	17.7	15.7	93.2	2.2
10 - 49	0.0	13.5	65.1	21.3	20.3	10.1	89.6	3.3
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	**	**	**	**	**	100.0	**
British Columbia	**0.8**	**13.6**	**40.5**	**45.1**	**28.4**	**23.9**	**93.8**	**3.4**
10 - 49	0.8	13.4	40.4	45.5	18.0	9.4	88.2	1.6
50 - 89	2.6	10.5	51.1	35.9	23.0	16.6	91.1	1.3
90 or more	0.0	15.5	35.0	49.5	40.1	40.2	100.0	6.0

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

[2] On-site nursing services include RN, RPN or LPN.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - :A zero count or no Universe

2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size British Columbia

Centre	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Lower Mainland	43.1	4.4	21.2	35.0	62.8	75.9
10 - 49	20.0	0.0	10.0	6.7	30.0	53.3
50 - 89	32.4	0.0	14.7	29.4	58.8	73.5
90 or more	57.5	8.2	28.8	49.3	78.1	86.3
Fraser East	47.8	4.3	8.7	30.4	47.8	69.6
10 - 49	11.1	0.0	11.1	11.1	33.3	55.6
50 - 89	**	**	**	**	**	**
90 or more	70.0	10.0	10.0	40.0	60.0	80.0
Fraser North	33.3	7.4	18.5	37.0	70.4	74.1
10 - 49	0.0	0.0	0.0	0.0	50.0	50.0
50 - 89	22.2	0.0	0.0	44.4	77.8	66.7
90 or more	50.0	14.3	35.7	42.9	71.4	85.7
Fraser South	52.4	4.8	23.8	35.7	64.3	83.3
10 - 49	50.0	0.0	10.0	10.0	30.0	70.0
50 - 89	57.1	0.0	14.3	14.3	57.1	85.7
90 or more	52.0	8.0	32.0	52.0	80.0	88.0
Vancouver Coastal	37.8	2.2	26.7	35.6	64.4	73.3
10 - 49	0.0	0.0	14.3	0.0	14.3	28.6
50 - 89	14.3	0.0	28.6	21.4	50.0	71.4
90 or more	62.5	4.2	29.2	54.2	87.5	87.5
Vancouver Island/ Central Coast	37.7	2.4	16.6	29.5	51.8	86.9
10 - 49	11.8	0.0	2.9	2.9	17.4	79.1
50 - 89	39.3	0.0	11.0	22.5	61.3	83.2
90 or more	63.6	6.1	33.7	60.8	82.0	97.0
Metro Victoria & Gulf Islands	41.0	2.3	22.8	32.0	59.0	86.1
10 - 49	11.8	0.0	0.0	0.0	11.5	70.1
50 - 89	46.0	0.0	17.9	27.7	72.8	90.6
90 or more	68.6	**	50.3	68.9	100.0	100.0
Central Vancouver Island	28.1	3.1	6.3	25.0	40.6	84.4
10 - 49	7.7	0.0	0.0	7.7	15.4	84.6
50 - 89	33.3	0.0	0.0	16.7	50.0	66.7
90 or more	46.2	7.7	15.4	46.2	61.5	92.3
Courtenay/ North Island/ Central Coast	55.6	0.0	22.2	33.3	55.6	100.0
10 - 49	25.0	0.0	25.0	0.0	50.0	100.0
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	46.6	4.5	19.3	29.5	51.1	73.9
10 - 49	23.5	0.0	8.8	5.9	17.6	61.8
50 - 89	52.4	4.8	4.8	38.1	66.7	81.0
90 or more	66.7	9.1	39.4	48.5	75.8	81.8
Other BC	31.6	0.0	15.8	6.8	43.2	52.8
10 - 49	13.4	0.0	0.0	0.0	**	62.5
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
British Columbia	**41.2**	**3.4**	**18.9**	**28.7**	**54.7**	**75.1**
10 - 49	17.2	0.0	5.4	3.9	23.6	64.6
50 - 89	42.5	1.3	12.9	29.5	62.9	74.2
90 or more	61.0	7.4	33.6	49.7	77.2	84.5

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** : Suppressed for confidentiality/statistical reliability - :A zero count or no Universe

3.1 Average Rent ($) of Independent Living Spaces[1] by Unit Type
British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom		Total	
	2015	2016	2015	2016	2015	2016	2015	2016
Lower Mainland	2,194	2,220	3,227	3,340	4,341	4,512	3,143	3,239
Fraser East	1,815	1,857	2,331	2,415	3,123	3,215	2,382	2,459
Abbotsford/Mission	**	**	2,305	2,417	3,285	3,423	2,447	2,573
Chilliwack/Hope/Agassiz	1,743	1,694	2,376	2,411	2,950	2,993	2,302	2,314
Fraser North	1,795	1,917	2,772	2,970	3,959	4,084	2,622	2,791
Burnaby	1,655	1,760	2,635	2,808	**	**	2,402	2,558
Coq/PtCoq/PtMoody	1,387	1,652	3,094	3,290	4,083	4,209	2,792	2,984
Maple Ridge/Pitt Meadows	**	2,217	2,422	2,622	3,500	3,478	2,483	2,626
New Westminster	**	**	**	**	**	**	**	**
Fraser South	2,122	2,159	3,153	3,091	3,854	3,946	3,033	3,001
Langley	2,188	2,275	2,779	2,816	3,449	3,570	2,804	2,862
Surrey/Delta	1,959	1,945	3,068	2,939	3,816	3,885	2,775	2,702
White Rock/S. Surrey	2,518	2,613	3,583	3,525	4,373	4,505	3,536	3,496
Vancouver Coastal	2,832	2,693	4,277	4,449	6,107	6,209	4,187	4,280
Vancouver	2,566	2,495	4,539	4,623	6,287	6,512	4,019	4,142
Richmond	**	**	**	**	**	**	2,966	3,040
North/West Vancouver	5,169	5,356	4,992	5,417	6,626	6,652	5,396	5,699
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	1,969	1,982	3,067	3,088	4,121	4,039	2,987	3,002
Metro Victoria & Gulf Islands	2,277	2,370	3,311	3,385	4,584	4,557	3,301	3,366
Saanich, Penninsula & Gulf Islands	2,702	2,718	3,493	3,539	4,682	4,775	3,582	3,609
Victoria / Esq. /Oak Bay / V. Royal	2,055	2,149	3,331	3,439	4,729	4,549	3,202	3,308
West Shore	**	**	**	**	**	**	**	**
Central Vancouver Island	1,507	1,389	2,683	2,611	3,409	3,203	2,492	2,407
Duncan/Cowichan	1,604	1,192	2,727	2,307	**	**	2,387	2,027
Parksville/Qualicum	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	1,379	1,338	2,635	2,644	3,452	3,422	2,478	2,477
Courtenay/ North Island/ Central Coast	2,309	2,391	**	**	**	**	2,902	3,057
Okanagan/ Thompson/ Shuswap	1,769	1,831	2,386	2,489	3,133	3,305	2,362	2,471
Central Okanagan	1,836	1,922	2,462	2,537	3,528	3,674	2,492	2,597
North Okanagan	1,553	1,556	2,420	2,640	3,202	3,611	2,212	2,373
South Okanagan	1,771	1,912	2,129	2,199	2,993	2,969	2,192	2,253
Thompson/ Shuswap	1,944	2,002	2,471	2,575	2,744	2,840	2,394	2,491
Other BC	1,698	1,611	2,255	2,220	2,793	2,698	2,237	2,178
British Columbia	**2,014**	**2,041**	**2,941**	**3,015**	**3,863**	**3,953**	**2,868**	**2,935**

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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O1 Average Rent ($) of Independent Living Spaces[1] by Unit Type and Date Residence Opened
British Columbia

Centre	Before 1990	1990-1999	2000 or later	Total
Lower Mainland	3,046	2,676	3,417	3,239
Bachelor	2,129	1,903	2,376	2,220
One Bedroom	3,656	2,770	3,411	3,340
Two Bedroom	4,958	3,909	4,534	4,512
Vancouver Island/ Central Coast	2,803	3,040	3,077	3,002
Bachelor	1,479	2,510	2,096	1,982
One Bedroom	3,206	3,053	3,056	3,088
Two Bedroom	4,480	3,773	4,038	4,039
Okanagan/ Thompson/ Shuswap	1,778	2,617	2,529	2,471
Bachelor	1,243	1,987	1,978	1,831
One Bedroom	2,085	2,611	2,503	2,489
Two Bedroom	**	3,443	3,260	3,305
Other BC	**	**	2,186	2,178
Bachelor	**	**	1,631	1,611
One Bedroom	**	**	2,220	2,220
Two Bedroom	**	**	2,698	2,698
British Columbia	2,771	2,773	3,019	2,935
Bachelor	1,810	2,129	2,151	2,041
One Bedroom	3,267	2,812	3,015	3,015
Two Bedroom	4,531	3,673	3,952	3,953

[1] Nationally these are referred to as Standard Spaces.

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O2 Universe, Vacancy Rates (%) and Average Rents ($) for Non-Urban Centres less than 50,000 population British Columbia

	Lower Mainland	Vancouver Island/ Central Coast	Okanagan/ Thompson/ Shuswap	Other BC	Total
Universe					
Independent Living Spaces[1]					2,874
Other					3,295
Total	370	1,681	2,125	1,993	6,169
Universe of Spaces					
Bachelor					2,868
One-Bedroom					2,881
Two-Bedroom					420
Total	370	1,681	2,125	1,993	6,169
Total Vacancy Rate					
Bachelor					2.8
One-Bedroom					7.5
Two-Bedroom					7.1
Total	6.2	3.5	10.0	1.6	5.3
Independent Living[1] Vacancy Rate					
Bachelor					8.8
One-Bedroom					10.7
Two-Bedroom					7.5
Total	16.3	7.0	15.2	2.7	9.8
Independent Living[1] Spaces Rent					
Bachelor					1,646
One-Bedroom					2,302
Two-Bedroom					2,936
Total	1,765	2,498	2,237	2,142	2,246

[1] Nationally these are referred to as Standard Spaces.

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O3.1 Universe of Total Spaces[1] by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	18,566	7,314	1,072	26,952
Fraser East	2,075	1,117	232	3,424
Fraser North	3,964	1,605	155	5,724
Fraser South	4,796	2,252	352	7,400
Vancouver Coastal	7,731	2,340	333	10,404
Vancouver Island/ Central Coast	7,498	3,677	575	11,750
Metro Victoria & Gulf Islands	3,962	2,084	323	6,369
Central Vancouver Island	2,599	1,219	167	3,985
Courtenay / North Island / Central Coast	937	374	85	1,396
Okanagan/ Thompson/ Shuswap	5,680	3,501	710	9,891
Central Okanagan	1,831	1,508	259	3,598
North Okanagan	929	455	125	1,509
South Okanagan	1,285	725	120	2,130
Thompson/ Shuswap	1,635	813	206	2,654
Other BC	2,934	982	160	4,076
British Columbia	**34,678**	**15,474**	**2,517**	**52,669**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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O3.2 Vacancy Rates (%) of Total Spaces[1] by Unit Type British Columbia				
Centre	**Bachelor**	**One Bedroom**	**Two Bedroom**	**Total**
Lower Mainland	1.2	4.7	5.0	2.3
Fraser East	2.2	2.9	8.6	2.9
Fraser North	1.1	3.8	2.6	1.9
Fraser South	1.3	5.6	4.0	2.7
Vancouver Coastal	0.9	5.5	4.8	2.1
Vancouver Island/ Central Coast	2.0	2.9	5.4	2.4
Metro Victoria & Gulf Islands	2.1	3.2	4.3	2.5
Central Vancouver Island	2.2	2.4	1.8	2.2
Courtenay/ North Island/ Central Co	0.9	2.9	16.5	2.4
Okanagan/ Thompson/ Shuswap	2.3	8.2	9.4	4.9
Central Okanagan	1.4	6.4	10.4	4.2
North Okanagan	1.7	5.9	2.4	3.0
South Okanagan	1.9	14.3	10.0	6.6
Thompson/ Shuswap	4.0	7.3	12.1	5.6
Other BC	1.3	2.2	1.9	1.5
British Columbia	**1.6**	**4.9**	**6.2**	**2.8**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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O3.3 Universe of Total Spaces[1] by Size of Residence British Columbia

Centre	< 50 Spaces		50 - 99 Spaces		100 + Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Lower Mainland	36	997	81	6,092	127	19,863	101
Fraser East	12	338	11	850	12	2,236	80
Fraser North	4	141	17	1,183	28	4,400	112
Fraser South	11	222	20	1,629	35	5,549	107
Vancouver Coastal	9	296	33	2,430	52	7,678	103
Vancouver Island/ Central Coast	64	1,287	42	2,946	48	7,517	61
Metro Victoria & Gulf Islands	29	680	22	1,486	27	4,203	66
Central Vancouver Island	24	440	15	1,075	15	2,470	60
Courtenay/ North Island/ Central Coast	11	167	5	385	6	844	47
Okanagan/ Thompson/ Shuswap	45	958	43	3,162	40	5,771	75
Central Okanagan	9	118	7	482	20	2,998	104
North Okanagan	9	235	8	629	5	645	71
South Okanagan	10	212	12	879	7	1,039	75
Thompson/ Shuswap	17	393	16	1,172	8	1,089	66
Other BC	48	995	21	1,542	11	1,539	36
British Columbia	**193**	**4,237**	**187**	**13,742**	**226**	**34,690**	**76**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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O3.4 Vacancy Rate (%) and Universe of Total Spaces[1] by Date Residence Opened British Columbia

Centre	Before 2001		2001 or later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Lower Mainland	1.9	14,647	2.8	12,305	2.3	26,952
Fraser East	2.9	1,986	2.9	1,438	2.9	3,424
Fraser North	2.0	3,353	1.8	2,371	1.9	5,724
Fraser South	2.7	2,751	2.8	4,649	2.7	7,400
Vancouver Coastal	1.3	6,557	3.4	3,847	2.1	10,404
Vancouver Island/ Central Coast	2.7	6,113	2.1	5,637	2.4	11,750
Metro Victoria & Gulf Islands	2.7	3,790	2.3	2,579	2.5	6,369
Central Vancouver Island	3.2	1,770	1.4	2,215	2.2	3,985
Courtenay/ North Island/ Central Coast	0.9	553	3.3	843	2.4	1,396
Okanagan/ Thompson/ Shuswap	2.6	4,324	6.7	5,567	4.9	9,891
Central Okanagan	3.0	2,006	5.6	1,592	4.2	3,598
North Okanagan	1.9	852	4.6	657	3.0	1,509
South Okanagan	3.1	827	8.7	1,303	6.6	2,130
Thompson/ Shuswap	1.6	639	6.9	2,015	5.6	2,654
Other BC	1.3	1,276	1.7	2,800	1.5	4,076
British Columbia	**2.2**	**26,360**	**3.4**	**26,309**	**2.8**	**52,669**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

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04 Assisted Living[1] Unit Counts by Unit Type British Columbia

Centre	Business Type	Funded	Private Pay	Total Assisted Living[1]
Lower Mainland	Non-Profit	1,506	354	1,860
	Profit	679	721	1,400
Fraser East	Non-Profit	184	34	218
	Profit	130	135	265
Fraser North	Non-Profit	300	21	321
	Profit	149	163	312
Fraser South	Non-Profit	332	166	498
	Profit	260	219	479
Vancouver Coastal	Non-Profit	690	133	823
	Profit	140	204	344
Vancouver Island/ Central Coast	Non-Profit	685	129	814
	Profit	313	591	904
Metro Victoria & Gulf Islands	Non-Profit	377	**	460
	Profit	**	207	327
Central Vancouver Island	Non-Profit	209	46	255
	Profit	167	228	395
Courtenay/ North Island/ Central Coa	Non-Profit	99	**	99
	Profit	26	156	182
Okanagan/ Thompson/ Shuswap	Non-Profit	488	13	501
	Profit	217	622	839
Central Okanagan	Non-Profit	172	**	172
	Profit	62	82	144
North Okanagan	Non-Profit	58	12	70
	Profit	45	18	63
South Okanagan	Non-Profit	95	1	96
	Profit	67	119	186
Thompson/ Shuswap	Non-Profit	163	**	163
	Profit	43	403	446
Other BC	Non-Profit	292	**	300
	Profit	216	**	338
British Columbia	**Non-Profit**	**2,971**	**504**	**3,475**
	Profit	**1,425**	**2,055**	**3,481**

[1] Assisted Living Units as defined under BC's Community Care and Assisted Living Act; generally Assisted Living includes services such as meals, housekeeping, laundry and some assistance with personal care such as grooming, mobility and medications. These units are usually also designated as Independent Living.

The following letter codes are used to indicate the reliability of the estimates:
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O5 Number of Residents, Number of Residents Living Alone and Number of Residents In heavy care units

British Columbia

Centre	2015	2016
Lower Mainland		
Total number of residents	14,192	14,763
Number of residents living alone	12,552	13,019
Total number of couples	820	872
Number of residents in heavy care units	3,348	3,193
Average age of residents	83	83
Total of all residents in heavy care units[1]	15,081	15,629
Vancouver Island/ Central Coast		
Total number of residents	7,252	7,339
Number of residents living alone	6,304	6,241
Total number of couples	474	444
Number of residents in heavy care units	1,916	1,576
Average age of residents	84	84
Total of all residents in heavy care units[1]	6,057	6,145
Okanagan/ Thompson/ Shuswap		
Total number of residents	6,473	6,787
Number of residents living alone	5,488	5,705
Total number of couples	493	541
Number of residents in heavy care units	1,219	1,073
Average age of residents	83	82
Total of all residents in heavy care units[1]	4,321	4,233
Other BC		
Total number of residents	2,281	2,340
Number of residents living alone	2,181	2,253
Total number of couples	50	43
Number of residents in heavy care units	695	712
Average age of residents	83	83
Total of all residents in heavy care units[1]	2,393	2,428
British Columbia		
Total number of residents	30,198	31,228
Number of residents living alone	26,524	27,218
Total number of couples	1,837	1,900
Number of residents in heavy care units	7,177	6,554
Average age of residents	83	83
Total of all residents in heavy care units[1]	27,851	28,435

[1] Includes residents in Seniors Housing with heavy care units, plus residents in 100% heavy care facilities such as extended care, multi-level care.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized (in the Atlantic provinces, Quebec and Ontario);
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2015 to be included in the 2016 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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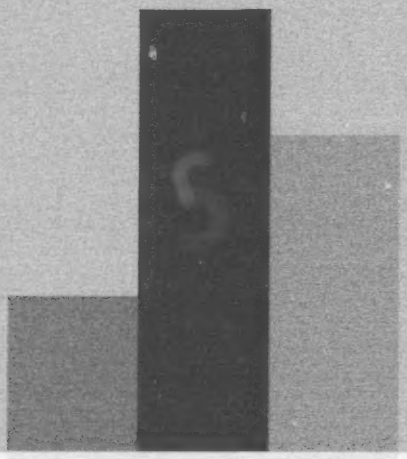

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